113.0	0004	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	716,700 /	716,700
					USE VALUE:	716,700 /	716,700
					ASSESSED:	716,700 /	716,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
124		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHIASSON STEPHEN J &
Owner 2:	EVERITT DONALD WRAY
Owner 3:	
Street 1:	124 NEWLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHIASSON STEPHEN J -
Owner 2:	-
Street 1:	124 NEWLAND ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,005 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Vinyl Exterior and 1108 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7005.000	274,500	1,100	441,100	716,700
Total Card	0.161	274,500	1,100	441,100	716,700
Total Parcel	0.161	274,500	1,100	441,100	716,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 646.84 | /Parcel: 646.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 72254
GIS Ref
GIS Ref
Insp Date 08/10/18

!8780!

PREVIOUS ASSESSMENT

Parcel ID 113.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	274,500	1100	7,005.	441,100	716,700	716,700	Year End Roll	12/18/2019
2019	101	FV	220,700	1100	7,005.	434,800	656,600	656,600	Year End Roll	1/3/2019
2018	101	FV	220,700	0	7,005.	334,000	554,700	554,700	Year End Roll	12/20/2017
2017	101	FV	220,700	0	7,005.	315,100	535,800	535,800	Year End Roll	1/3/2017
2016	101	FV	220,700	0	7,005.	289,900	510,600	510,600	Year End	1/4/2016
2015	101	FV	208,500	0	7,005.	271,000	479,500	479,500	Year End Roll	12/11/2014
2014	101	FV	208,500	0	7,005.	249,500	458,000	458,000	Year End Roll	12/16/2013
2013	101	FV	199,000	0	7,005.	249,500	448,500	448,500		12/13/2012

PRINT

Date	Time
12/10/20	23:19:32

LAST REV

Date	Time
01/22/19	10:21:05
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8780

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAIASSON STEPH	1421-76		8/13/2012	Convenience	1	No	No		
CHAISSON LEO &	1367-18		4/10/2009	Family	300,000	No	No		
	779-168		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	72254
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/17/2013	76	Dormers	29,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2018	MEAS&NOTICE	BS	Barbara S
8/21/2013	Measured	JBS	JOHN S
5/16/2013	Info Fm Prmt	EMK	Ellen K
2/13/2009	Measured	294	PATRIOT
2/8/2000	Meas/Inspect	263	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7005		Sq. Ft.	Site		0	70.	0.90	6									441,104						441,100	

Total AC/HA: 0.16081 | Total SF/SM: 7005 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 441,104 | Spl Credit | Total: 441,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397755
Depreciation:	123304
Depreciated Total:	274451

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

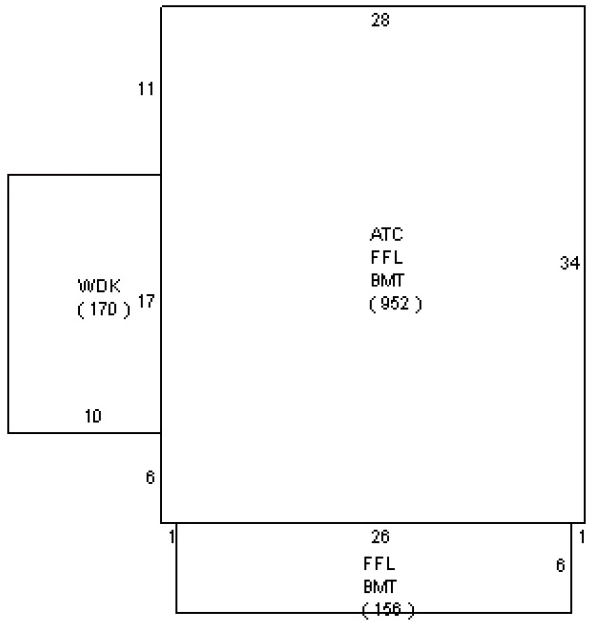
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	100.96
Final Total:	274500	Val/Su SzAd	190.47

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,108	52.640	58,330
FFL	First Floor	1,108	175.480	194,435
ATC	Attic	333	175.480	58,471
WDK	Deck	170	11.880	2,020

Net Sketched Area:	2,719	Total:	313,256
Size Ad	1441.1999	Gross Are	3338	FinArea	1108
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	19X19	A	AV	2005	3.29	T	11.2	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100